

PREVIOUS SITE APPLICATIONS

SPA-67-S-519-02
SPA-67-S-519-03
SEA-2005-SP-033

PROJECT INFORMATION

SITE ADDRESS: 7008 ELKTON DRIVE
SPRINGFIELD, VIRGINIA 22153

APPLICANT: VERIZON WIRELESS
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
TEL. (301) 512-2000
FAX (301) 512-2186

APPLICANT'S ATTORNEY: FRANK W. STEARNS, ESQ.
VENABLE, BAETJER AND HOWARD, LLP
8010 TOWERS CRESCENT DRIVE,
SUITE 300
VIENNA, VIRGINIA 22182
(703) 760-1956

LATITUDE: N38° 45' 47.56"
LONGITUDE: W77° 13' 46.41"

COUNTY: FAIRFAX
CURRENT USE: TELECOMMUNICATIONS FACILITY
PROPOSED USE: TELECOMMUNICATIONS FACILITY

ZONING: R-2

PROPERTY OWNER: VILLAGE WEST INC.
P.O. BOX 2522
SPRINGFIELD, VIRGINIA 22152

SITE DATA: DEED BOOK 02884, PAGE 0463
PARCEL ID: 0894 05 A
TRACT AREA: 2.5883 AC

NOTES

- CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
- ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
- THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
- EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

INDEX OF DRAWINGS

C5-1 COVER SHEET
C-1 SITE PLAN
C-2 SITE DETAILS
C-3 SOILS MAP
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C-5 FENCE DETAILS
~~S-1 STRUCTURAL DETAILS~~

CODE ANALYSIS

APPLICABLE BUILDING CODE: IBC 2006

DESCRIPTION OF WORK: INSTALL UNMANNED PREFABRICATED EQUIPMENT SHELTER ON GRADE.

USE GROUP: BUSINESS (B)

CONSTRUCTION TYPE: 5B NONCOMBUSTIBLE/UNPROTECTED

NUMBER OF STORIES: 1

FIRE PROTECTION: NONE

BUILDING AREA: 240 SQ. FT.

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION NUMBER: SPAM-2006-0084
41631 SHREVE MILL ROAD
LOUDOUN COUNTY, VIRGINIA

DIRECTOR, DEPARTMENT OF BUILDING & DEVELOPMENT

DATE



BARKERS CROSSROADS
7008 ELKTON DRIVE
SPRINGFIELD, VIRGINIA 22153

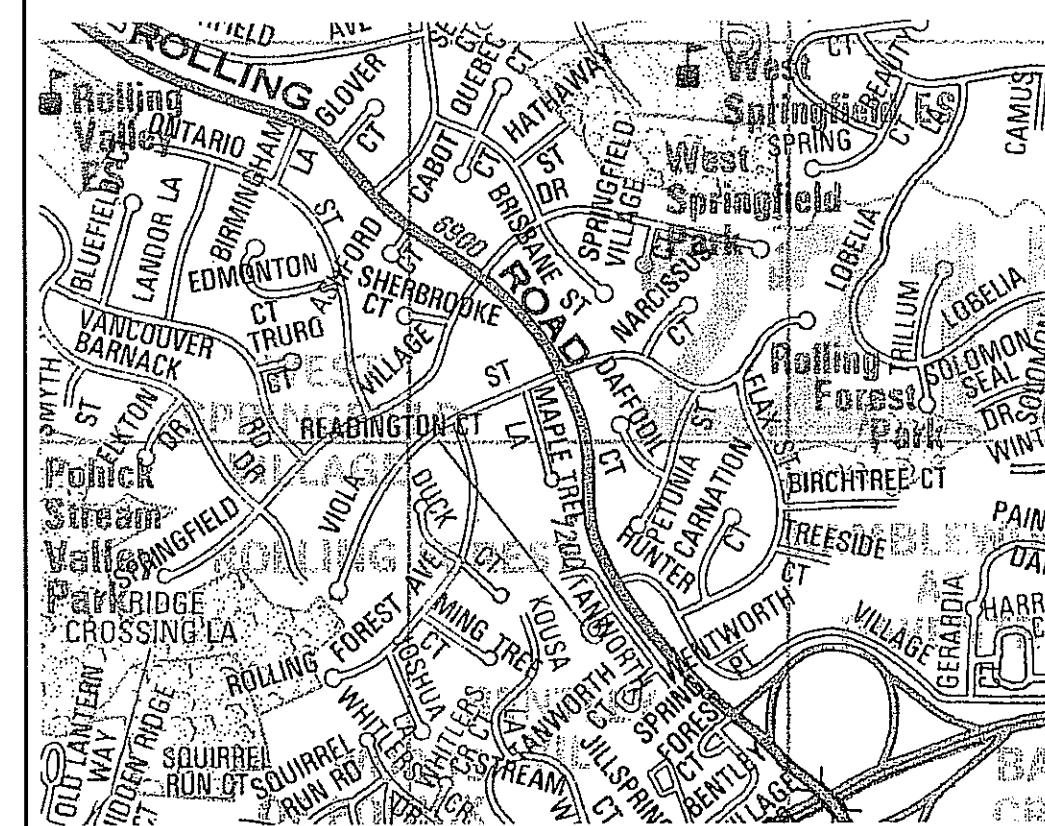
Application No. SEA-2005-SP-033 Staff T. Strunk

APPROVED SE SP Plan
SEE DEV CONDS DATED July 27, 2009
DATE OF (BOS) (BZA) Approval Sep 14, 2009

Sheet 1 of 6
Associated w/ SPA-67-S-519-3, cond. 7-27-2009

RECEIVED
Department of Planning & Zoning
JUL 24 2009
Zoning Evaluation Division

VICINITY PLAN



PROJECT DESCRIPTION

ADDITION TO AN UNMANNED TELLECOMMUNICATIONS FACILITY CONSISTING OF INSTALLING A NEW 12X20 SHELTER INSIDE AN EXISTING COMPOUND, AND (12) TWELVE ANTENNAS MOUNTED TO THE EXISTING TOWER

DIRECTIONS TO SITE

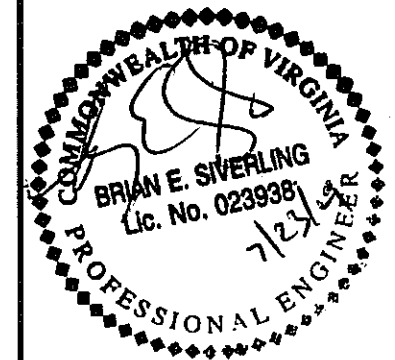
- FROM ANNAPOLIS JUNCTION:
- TAKE MD-32 EAST
 - TAKE THE EXIT ONTO BALTIMORE WASHINGTON PKWY/ 245 S
 - TAKE EXIT 1C TO MERGE ONTO I-495 S/ I-95 S TOWARD RICHMOND
 - CONTINUE ON I-495 S
 - TAKE EXIT 164B-A TOWARDS SPRINGFIELD
 - TAKE SLIGHT RIGHT AT BACKLICK RD
 - TURN LEFT AT BLAND STREET
 - TURN LEFT AT AMHERST AVE
 - TAKE A SLIGHT RIGHT AT BACKLICK DR
 - MERGE ONTO FRANCONIA SPRINGFIELD PKWY
 - TAKE THE ROLLING RD EXIT AND TURN RIGHT ONTO ROLLING RD
 - TURN LEFT AT SPRINGFIELD VILLAGE
 - TURN RIGHT AT BARNACK DR
 - TURN LEFT AT ELKTON DR

VERIZON REVIEW

BUILDING OWNER	DATE
ENGINEERING	DATE
OPERATIONS	DATE
CONSTRUCTION	DATE



MORRIS & RITCHIE ASSOCIATES, INC.
Civil/Structural Engineers
1230-C East Joppa Road, Suite 606
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax



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BARKERS CROSSROADS
7008 ELKTON DRIVE
SPRINGFIELD, VIRGINIA 22153

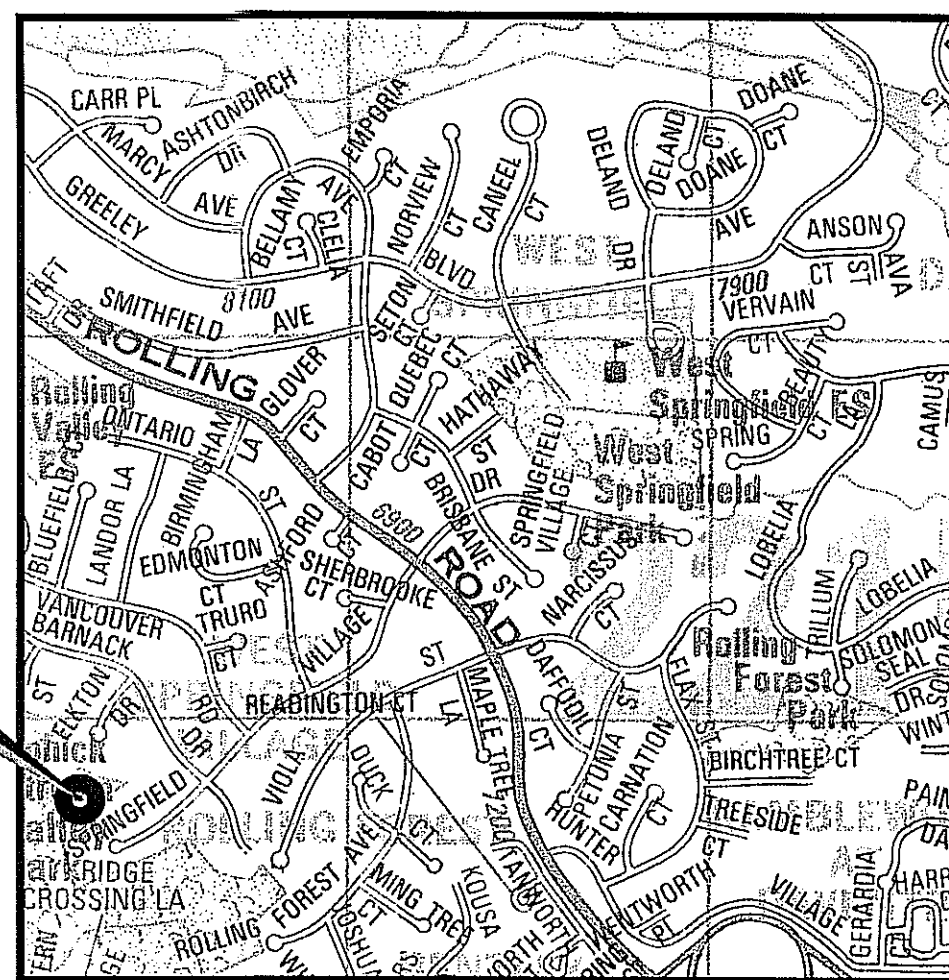
REVISIONS:		
NO.	DESCRIPTION	DATE
1	Staff Comments Addressed	06/01/09
2	Rev. 1	7/27/09

LAST REV.:
PROJECT NO: 10427.473
DATE: OCT 10, 2007
SCALE: AS NOTED

TITLE:
Cover Sheet

SHEET:
CS-1

A B C D E F G H J K L M N O P Q R



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 2060244

VICINITY MAP
SCALE: 1" = 1000'

SITE

SITE NOTES:

1. APPLICANT: VERIZON WIRELESS
4000 JUNCTION DRIVE
ANNAPOLIS, MARYLAND 21401
TEL: (410) 812-2000
FAX: (410) 812-2106
2. APPLICANT'S ATTORNEY: FRANK W. STEARNS, ESQ.
VERMILION, BAETJER AND HOWARD, LLP
3010 TOWERS CRESCENT DRIVE, SUITE 300
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P.O. BOX 2522
SPRINGFIELD, VIRGINIA 22152
4. SITE DATA: DEED BOOK 02884, PAGE 0489
PARCEL ID: 0844 05 0004
TRACT AREA: 2.9883 AC
DISTRICT: 8000
ADDRESS: 1008 ELKTON DRIVE
SPRINGFIELD, VIRGINIA 22153
EXISTING USE: TELECOMMUNICATIONS
5. ZONING: R-2
6. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A GPS LATITUDE BY DRH DESIGN GROUP, INC., SEPTEMBER 2007.
LATITUDE: N 86° 45' 41.55" E
LONGITUDE: N 71° 15' 46.41" E
GROUND ELEVATION: 241.0' AMSL (AVG.)
EXISTING STRUCTURE HEIGHT: 120.00' ASL
TOTAL ELEVATION ABOVE MEAN SEA LEVEL: 361.00' AMSL
7. TOTAL DISTURBED AREA = 280 SF
8. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) MIRRORED 20' LONG x 11'-11" WIDE x 9'-11" HIGH UNOCCUPIED COMMUNICATION EQUIPMENT SHELTER WITHIN A FENCED COMPOUND. TWELVE (12) ANTENNAS SHALL BE MOUNTED ON AN EXISTING 120'-0" MONOPOLE WITH A RAD CENTER AT AN ELEVATION OF 88'-0" FOR THE RECEIPT OF VERIZON WIRELESS TELECOMMUNICATIONS.
9. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.
10. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS, OF THE ELECTRONIC INDUSTRIES ASSOCIATES (EIA).
11. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
12. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
13. THE STORMWATER DETENTION REQUIREMENT IS IN ACCORDANCE WITH LETTER TO THE INDUSTRY 88-21 FOR SITES WITH NO INCREASE IN STORMWATER RUNOFF AND INCREASE IN INTERVENING AREAS.
14. THE STORMWATER QUALITY REQUIREMENT IS MET PER CHAPTER 110 FOR SITES WITH LESS THAN 2500 SF OF LAND DISTURBANCE.
15. THE EXTERIOR OF THE SHELTER SHALL BE A WASHED STONE FINISH.
16. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER FIELD SURVEY BY DRH DESIGN GROUP, INC., SEPTEMBER 2007.
17. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
18. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
19. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
20. THE COMMUNICATION SHELTER SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
21. THE PROPOSED COMMUNICATIONS SHELTER, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.
22. FAR INFO:
A. POOL HOUSE BUILT 1961, 12' HEIGHT, 35' WIDE AND 28' DEPTH
B. PAVILION BUILT IN 1984, 14' HEIGHT, 24' WIDE AND 35' DEPTH
23. THERE ARE NO GRAVE SITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.
24. PROPOSED SITE AREA LIES WITHIN THE AREA DESIGNATED, "RESOURCE MANAGEMENT AREA." THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA OR HISTORIC OVERLAY DISTRICT.
25. PARKING IS ADEQUATE. (SEE OFF-STREET PARKING TABULATION CHART)
26. THERE ARE NO WELLS OR SEPTIC FIELDS ON THIS PARCEL.
27. THERE ARE NO LIGHTED SIGNS WITHIN THE PARCEL PARCELS. ANY FUTURE SIGN WITHIN VERIZON WIRELESS LEASE AREA WILL MEET FAIRFAX COUNTY UTILITY STANDARDS.
28. NO DRAIN-FIELDS EXIST ON THE SITE. THE PROPERTY IS CONNECTED TO THE FAIRFAX COUNTY WATER AND SEWER LINES.
29. THIS PROPERTY IS BEING SERVED BY PUBLIC WATER AND SEWER. THE PROPOSED IMPROVEMENTS DO NOT REQUIRE EITHER WATER OR SEWER SERVICES.
30. THE EXISTING COMPOUND FENCE AS SHOWN WILL ACCOMMODATE EQUIPMENT FOR FOUR (4) CARRIERS.

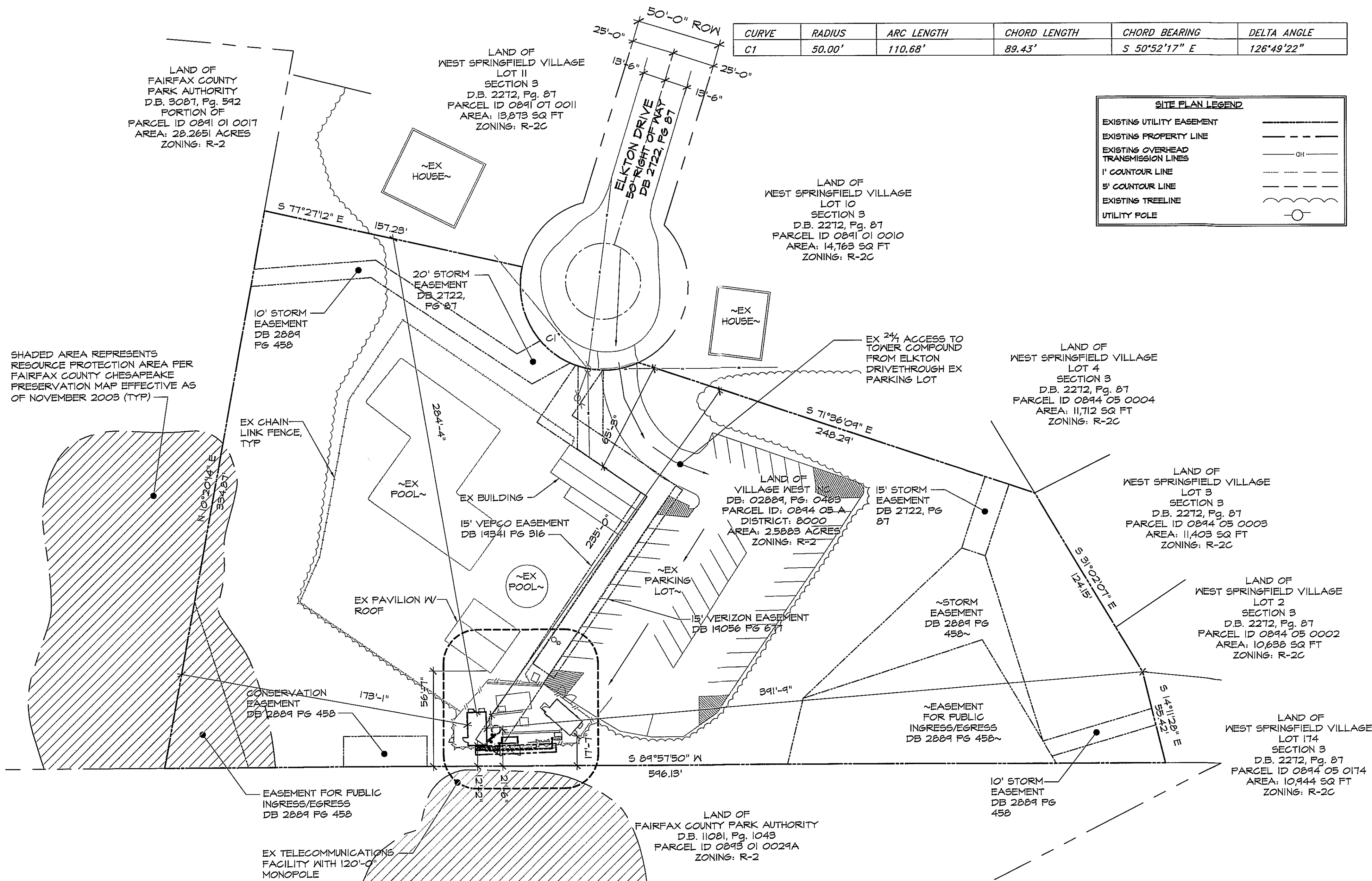
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	110.68'	89.43'	S 50°52'17" E	126°49'22"

SITE PLAN LEGEND

EXISTING UTILITY EASEMENT	---
EXISTING PROPERTY LINE	---
EXISTING OVERHEAD TRANSMISSION LINES	---
1' CONTOUR LINE	---
5' CONTOUR LINE	---
EXISTING TREELINE	---
UTILITY POLE	---



SITE PLAN

SCALE: 1" = 40'



EXISTING TOWER SETBACKS

FRONT	220.9'
SIDE (LEFT)	184.9'
SIDE (RIGHT)	392.0'
REAR	21.8'
NEAREST RESIDENCE	255.9'

PROPOSED SHELTER SETBACKS

FRONT	284.4'
SIDE (LEFT)	173.1'
SIDE (RIGHT)	391.9'
REAR	12.2'
NEAREST RESIDENCE	256.4'

LEASE AREA LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°35'28" W	35.40'
L2	N 91°54'56" E	25.86'
L3	S 05°24'32" E	19.58'
L4	N 86°35'28" E	61.74'
L5	S 35°21'23" W	17.06'
L6	S 54°38'37" E	34.87'
L7	S 54°38'37" E	12.40'

OFF-STREET PARKING TABULATION

USER	FUNCTION	FAIRFAX CODE OFF STREET	REQUIRED NUMBER	NUMBER EXISTING
TELECOMMUNICATIONS FACILITY	1 TRIP PER MONTH	N/A	2	2
COMMUNITY POOL	EMPLOYEES	1 PER	6	6
COMMUNITY POOL (MAX USE 251 PERSONS)	SWIMMERS	1 PER 7 (POOL MAX)	34	34
TOTAL NUMBER			42	42

Application No. SEA-2005-SP-033 Staff T. Strunk

APPROVED (SE) SP Plan
SEE DEV CONDS DATED July 27, 2009
DATE OF (BOS) (BZA) Approval Sep 14, 2009

Sheet 2 of 6
Associated w/ SPA-67-S-519-3, cond. 7-27-2009



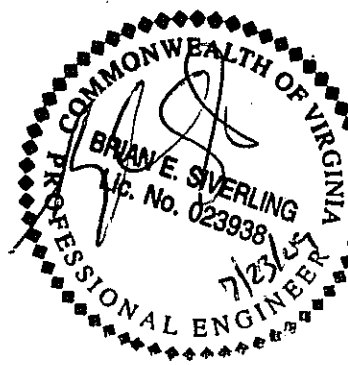
Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.



MORRIS & RITCHIE
ASSOCIATES, INC.

Civil/Structural Engineers
1320-G East Joppa Road, Suite 506
Towson, Maryland 21286
410-821-1890
410-821-1748 Fax



verizon wireless
BARKERS CROSSROADS
1008 ELKTON DRIVE
SPRINGFIELD, VIRGINIA 22153

REVISIONS:

NO. DESCRIPTION DATE

Staff Comments Addressed 08/01/09

Revised 7/14/09

LAST REV.:

PROJECT NO: 10421.473

DATE: OCT 10, 2009

SCALE: AS NOTED

TITLE:

Site
Plan

SHEET:

C-1



Technical drawings of the components:

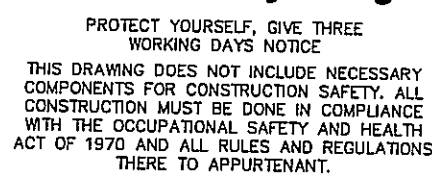
- ANTEL LPA 20080/6CF:** A perspective view of a rectangular component with a beveled top edge. Dimensions are: top width 13.19", height 10.81", and bottom width 5.51".
- CSS MP17-65:** A perspective view of a rectangular component. Dimensions are: top width 6.7", height 4.9", and bottom width 1.7".

NOT TO SCALE



NOT TO SCALE

Sheet 3 of 6
Associated w/ SPA-67-S-519-3, cond. 7-27-2009



MRA
MORRIS & RITCHIE
ASSOCIATES, INC.
Civil/Structural Engineers
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Towson, Maryland 21206
410-821-1890
410-821-1748 Fax



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BARKERS CROSSROADS
7008 ELKTON DRIVE
SPRINGFIELD, VIRGINIA 22153

REVISIONS:	
NO.	DESCRIPTION DATE
1	Staff Comments Addressed 06/01/09
Revised	7/12/09

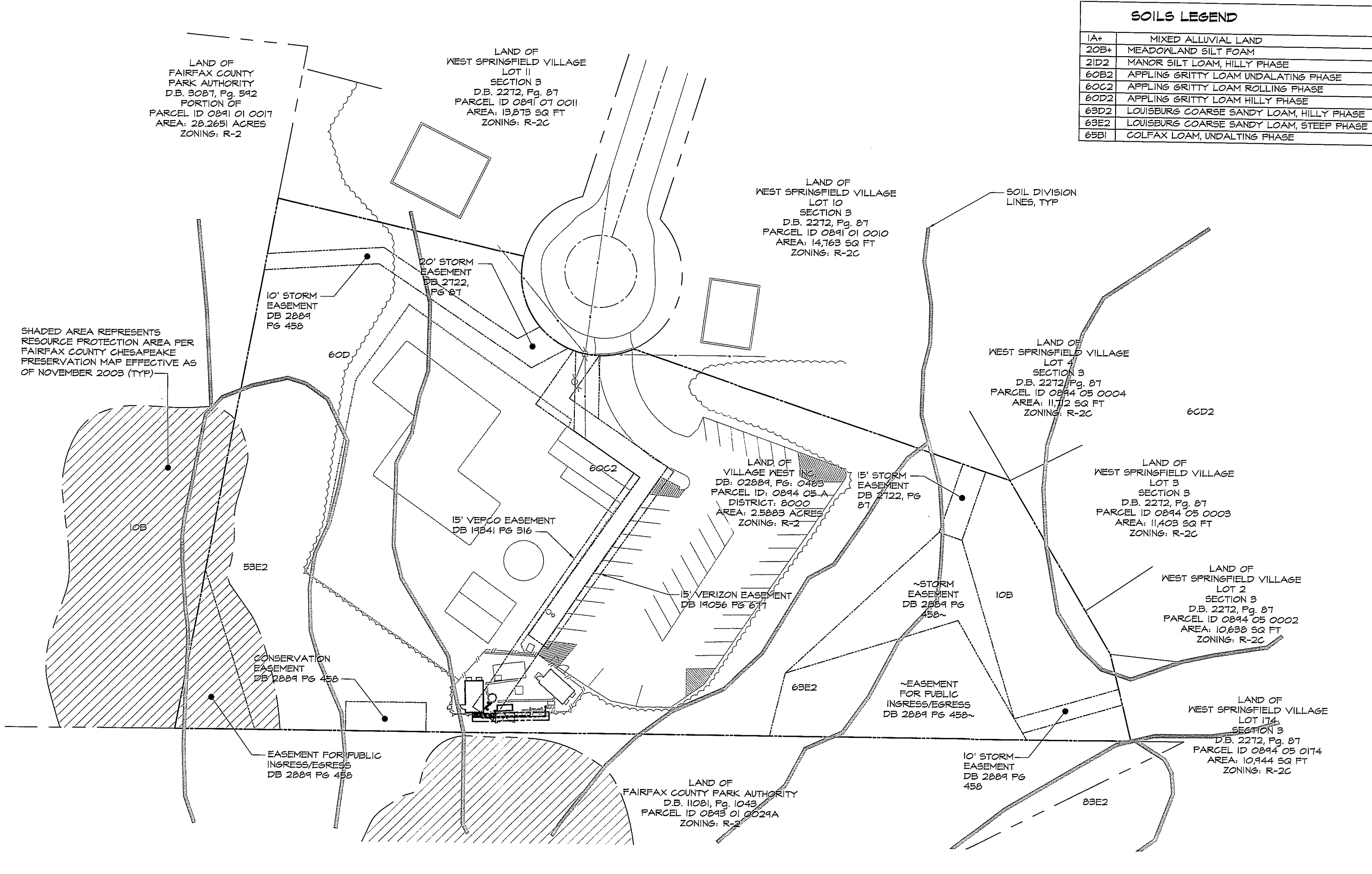
LAST REV.:
PROJECT NO: 10421.475
DATE: OCT 10, 2007
SCALE: AS NOTED
TITLE:

Soils
Map

SHEET:

C-3

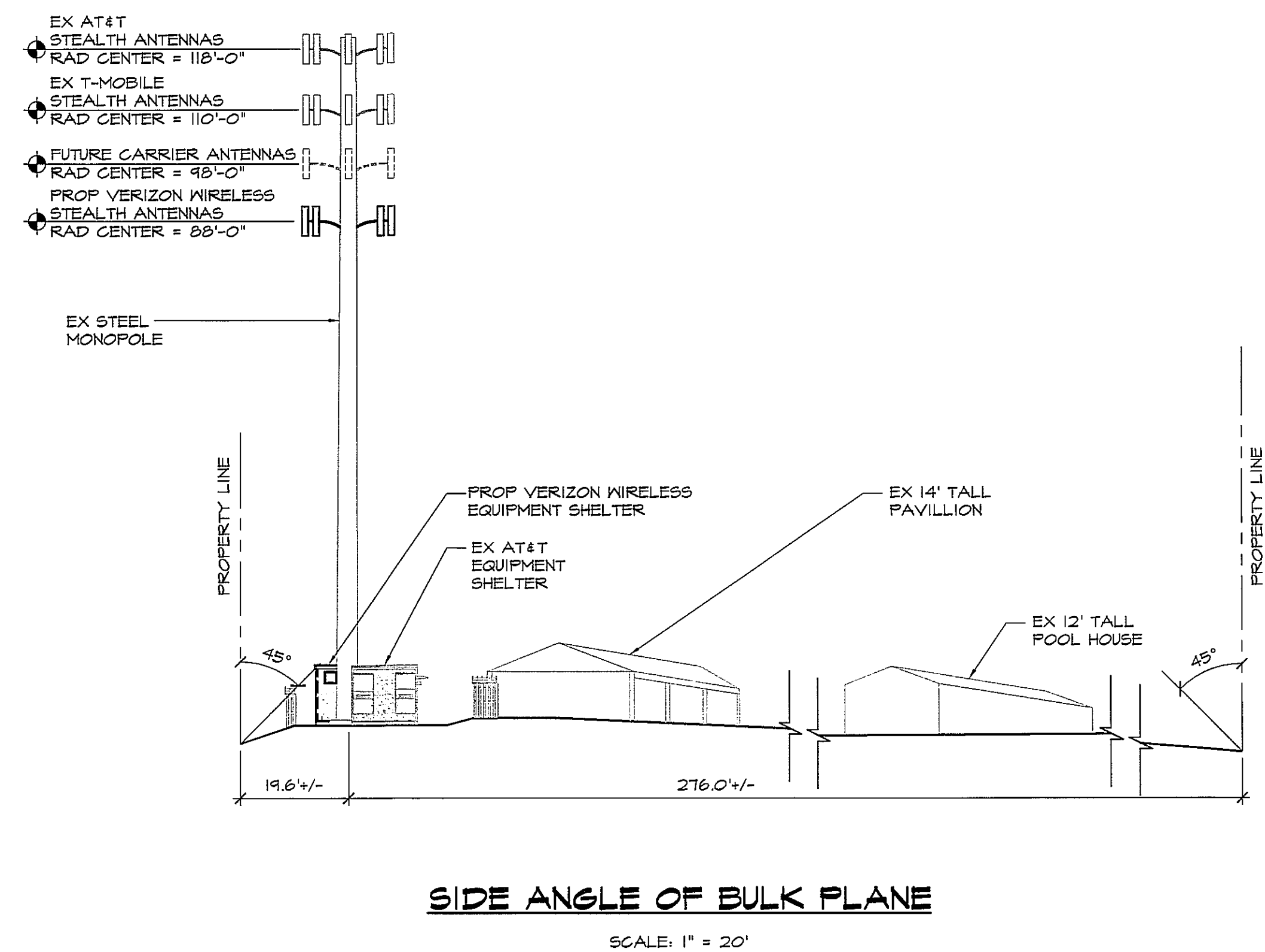
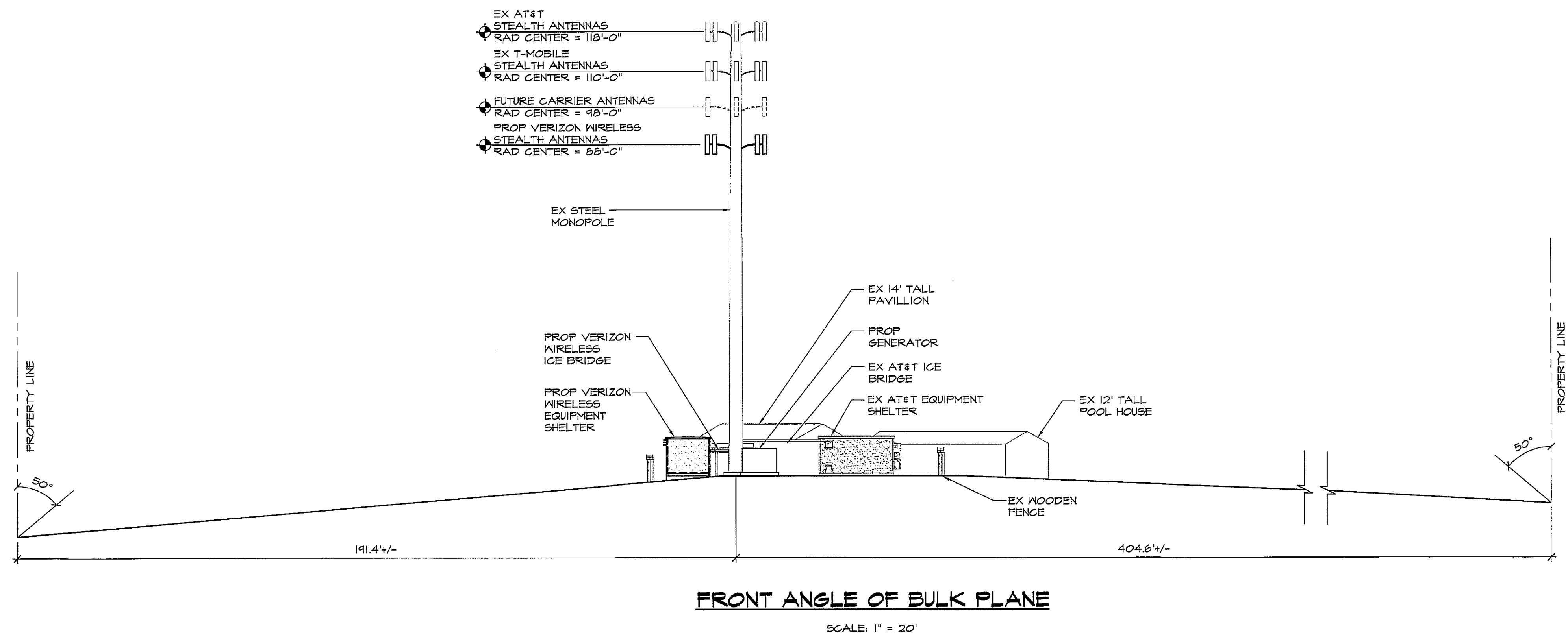
SOILS LEGEND	
1A+	MIXED ALLUVIAL LAND
20B+	MEADOWLAND SILT FOAM
2ID2	MANOR SILT LOAM, HILLY PHASE
60B2	APPLING GRITTY LOAM UNDALATING PHASE
60C2	APPLING GRITTY LOAM ROLLING PHASE
60D2	APPLING GRITTY LOAM HILLY PHASE
63D2	LOUISBURG COARSE SANDY LOAM, HILLY PHASE
63E2	LOUISBURG COARSE SANDY LOAM, STEEP PHASE
63B1	COLFAX LOAM, UNDALTING PHASE



SOILS MAP
SCALE: 1" = 40'



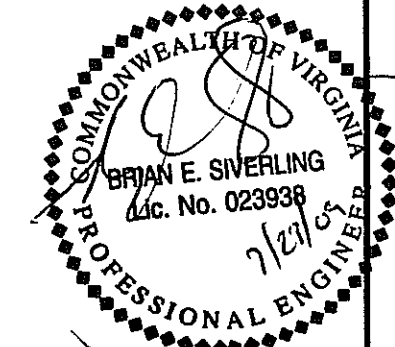
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2	Revised 7/14/09

LAST REV.:
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DATE: OCT 10, 2007
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TITLE:
Bulk Plane Elevations

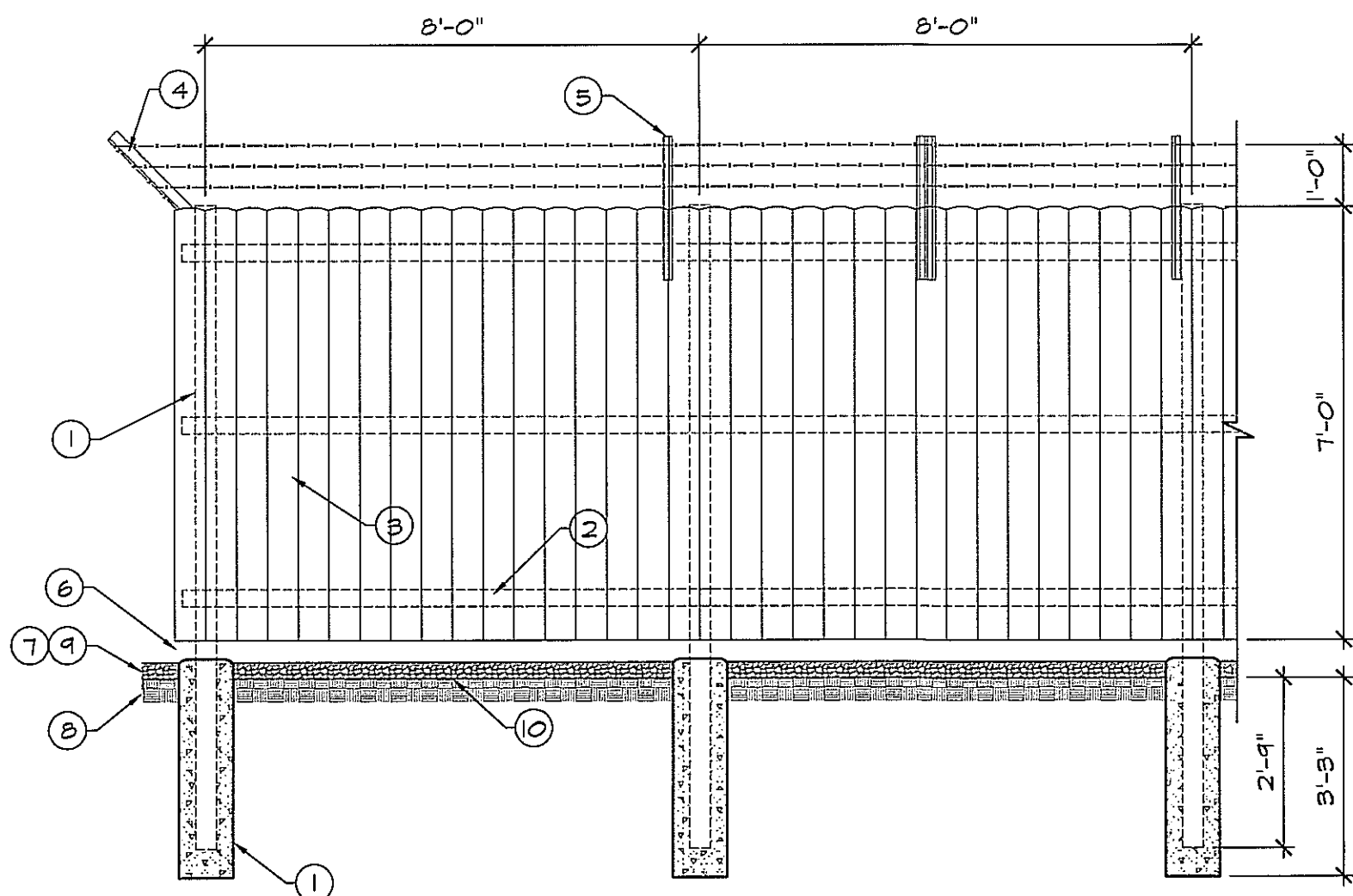
SHEET:

C-4

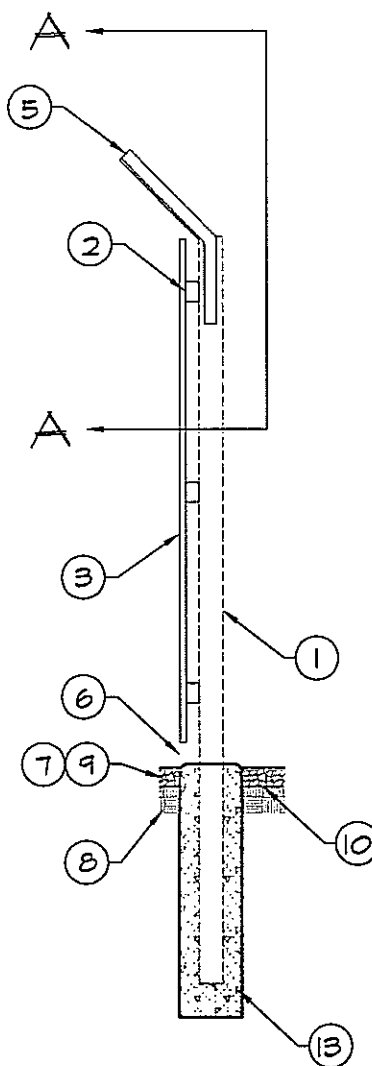
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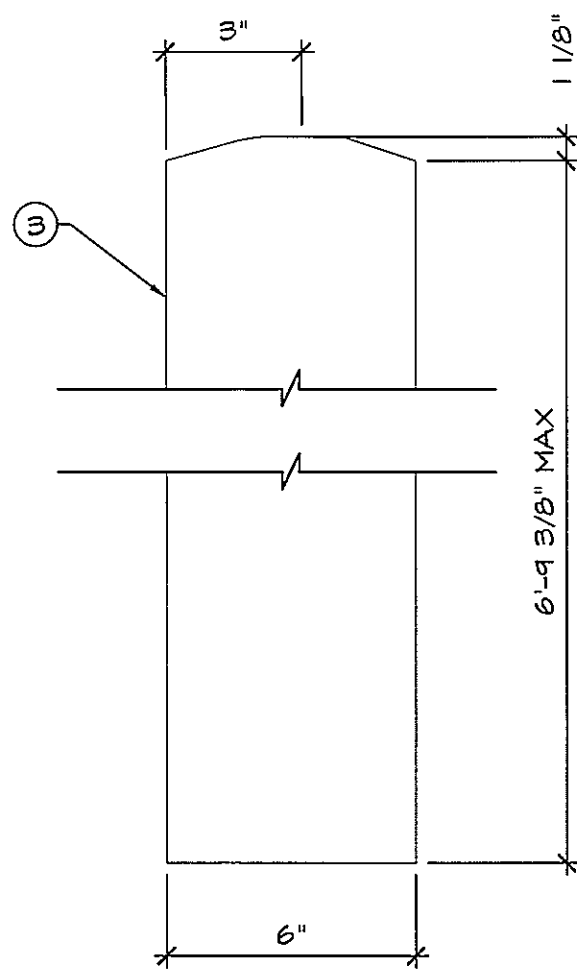
Sheet 5 of 6
Associated w/ SPA-67-S-519-3, cond. 7-27-2009



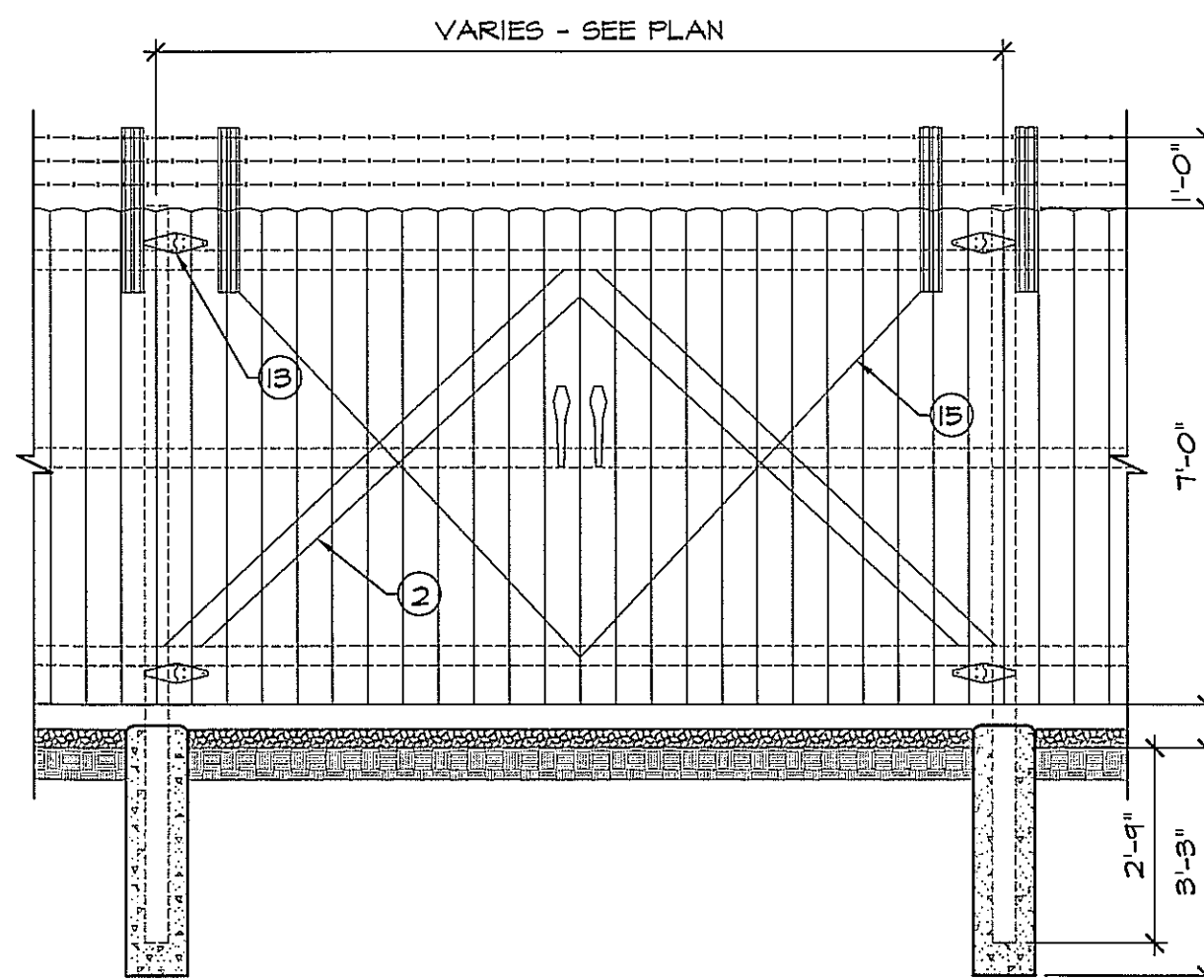
COMPOUND FENCE DETAIL
SCALE: NTS



SECTION A-A
SCALE: NTS



FENCE BOARD DETAIL
SCALE: NTS



GATE DETAIL
SCALE: NTS

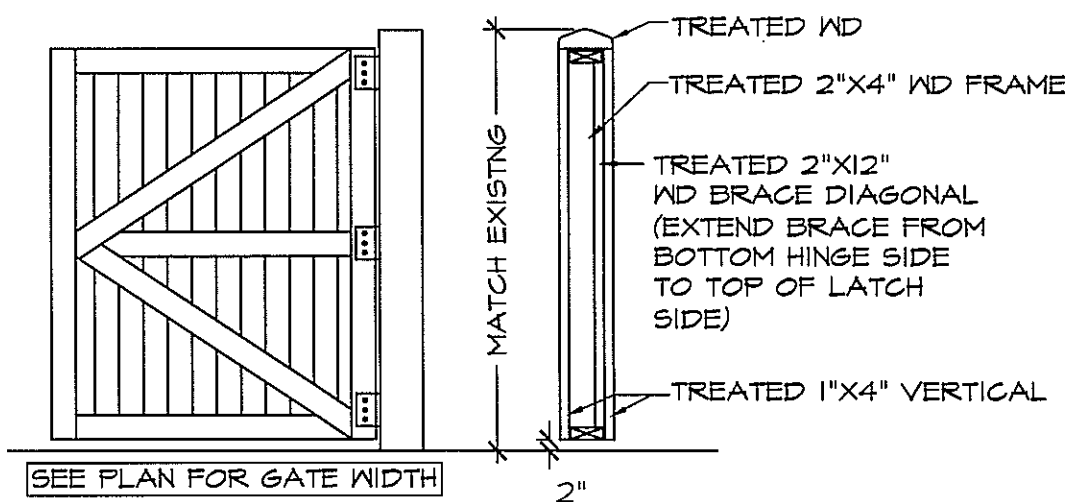
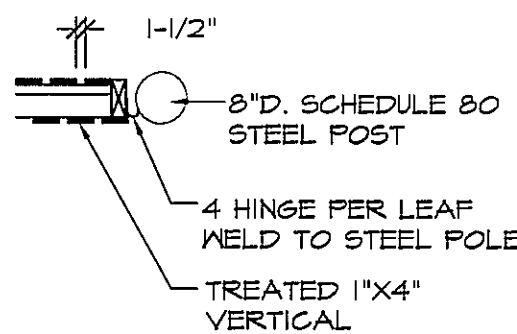
REFERENCE NOTES

- CORNER, END OR LINE POST: 4"x4" TREATED LUMBER. SPACING FOR LINE POSTS IS 8'-0" ~C TO ~C MAX.
- TOP, BOTTOM, AND MIDDLE RAIL & BRACE RAIL, 2"x4" TREATED LUMBER (3 REQUIRED)
- 1" (NORMAL) x6"x6'-9 3/8" (MAX.) POINTED FENCE BOARDS. CEDAR PREFERRED. #1 TREATED ACCEPTABLE.
- BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. 4FT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- BARBED WIRE OUTRIGGER EXTENSION ARM. SEE SECTION A-A, THIS SHEET.
- 1/2" MAXIMUM CLEARANCE FROM GRADE.
- 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- FINISHED GRADE SHALL BE UNIFORM AND LEVEL.
- GEOTEXTILE FABRIC.
- POST: CONCRETE FOUNDATION (2000PSI)
- 3/8" DIA BOLT W/ 2 NUTS AND WASHER.
- GATE HARDWARE, MANUFACTURER NOT SPECIFIED AT THIS TIME.
- HEAVY DUTY/ INDUSTRIAL GRADE DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION. TYPICAL BOTH.
- HEAVY DUTY TENSION CABLES ON GATE.

GENERAL NOTES

- INSTALL FENCING PER ASTM F-567.
- PRE-MANUFACTURED FENCE PANELS ARE UNACCEPTABLE.
- USE GALVANIZED (OR BETTER) NUTS, BOLTS AND WASHERS TO MOUNT ALL SIGNS (SECURED THROUGH FENCE BOARDS)

- ANY SIGNAGE SHALL BE INSTALLED INSIDE THE FENCE. SIGNAGE OUTSIDE THE FENCE IS PROHIBITED.
- WHEN INSTALLING FENCING AROUND PROPOSED SERVICE STAND, MAINTAIN A MINIMUM CLEARANCE OF 3' FROM THE FACE OF ANY EQUIPMENT INSTALLED ON THE SERVICE STAND ON ALL SIDES.
- WHEN INSTALLING FENCING AROUND PROPOSED CABINETS, MAINTAIN A MINIMUM CLEARANCE OF 3' FROM THE FACE OF ANY ELECTRICAL EQUIPMENT INSTALLED ON THE EXTERIOR OF THE PAD.

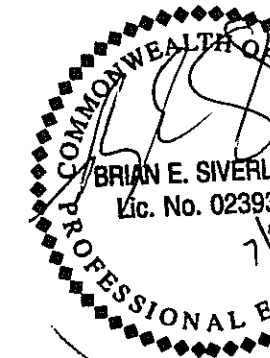


BOARD ON BOARD GATE DETAIL
N.T.S.



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CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTINANT.



verizon wireless
BARKERS CROSSROADS
7008 ELKTON DRIVE
SPRINGFIELD, VIRGINIA 22153

REVISIONS:		
NO.	DESCRIPTION	DATE
1	Staff Comments Addressed	06/01/08
2	Revised	7/24/09

LAST REV.:		
PROJECT NO: 10427.47		
DATE: OCT 10, 2007		
SCALE: AS NOTED		
TITLE:		

**Fence
Details**

SHEET:

C-5

Application No. SEA-2005-SP-033 Staff T. Strunk

APPROVED SE SP Plan
SEE DEV CONDS DATED July 27, 2009
DATE OF (BOS) (BZA) Approval Sep 14, 2009

Sheet 6 of 6
Associated w/ SPA-67-S-519-3, cond. 7-27-2009